

2008 Property Tax Rates in City of San Marcos

This notice concerns 2008 property tax rates for City of San Marcos. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's effective tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's rollback tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$4,330,302
Last year's debt taxes	\$7,114,993
Last year's total taxes	\$11,445,295
Last year's tax base	\$2,158,675,028
Last year's total tax rate	0.5302 /\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$11,439,831
÷ This year's adjusted tax base (after subtracting value of new property)	\$2,199,324,777
= This year's effective tax rate	0.5201 /\$100

(Maximum rate unless unit publishes notices and holds hearings.)

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent health care expenditures)	\$10,343,393
÷ This year's adjusted tax base	\$2,199,324,777
= This year's effective operating rate	0.4703 /\$100
x 1.08 = this year's maximum operating rate	0.5079 /\$100
+ This year's debt rate	0.3580 /\$100
= This year's total rollback rate	0.8659 /\$100
- Sales tax adjustment rate	0.2642 /\$100
= Rollback tax rate	0.6017 /\$100

Statement of Increase/Decrease

If City of San Marcos adopts a 2008 tax rate equal to the effective tax rate of \$0.5201 per \$100 of value, taxes would increase compared to 2007 taxes by \$397,043.

Schedule A - Unencumbered Fund Balances

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
General Fund	\$11,446,781
Debt Service	\$11,218,629

Schedule B - 2008 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
1999 G.O.	\$830,000	\$379,718	\$1,250	\$1,210,968
2000 C.O.	\$65,000	\$62,815	\$1,250	\$129,065
2000 G.O.	\$60,000	\$64,855	\$1,250	\$126,105
2000A C.O.	\$65,000	\$62,928	\$1,250	\$129,178
2001 C.O.	\$485,000	\$273,325	\$1,250	\$759,575
2002 C.O.	\$70,000	\$57,560	\$1,250	\$128,810
2003 C.O.	\$300,000	\$284,440	\$1,250	\$585,690
2004 C.O.	\$110,000	\$93,015	\$1,250	\$204,265
2005 C.O.	\$250,000	\$254,284	\$1,250	\$505,534
2007B C.O.	\$350,000	\$413,345	\$1,250	\$764,595
2007 G.O.	\$65,000	\$78,115	\$1,250	\$144,365
2008 G.O.	\$900,000	\$297,530	\$1,250	\$1,198,780
2008 C.O.	\$1,030,000	\$464,735	\$1,250	\$1,495,985
2008 Limited Tax Bond	\$0	\$379,391	\$1,250	\$380,641
2009 Direct Placement	\$0	\$386,882	\$1,250	\$388,132
Total Required for 2008 Debt Service				\$8,151,688
- Amount (if any) paid from funds listed in Schedule A				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2008				\$8,151,688
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2008				\$0
= Total Debt Levy				\$8,151,688

Schedule C - Expected Revenue from Additional Sales Tax

In calculating its effective and rollback tax rates, the unit estimated that it will receive \$6,015,188 in additional sales and use tax revenues.

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at Courthouse Annex, 102 N. LBJ, San Marcos, TX 78666.

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